



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-259: To authorize the special use of the property known as 2315 Floyd Avenue for the purpose of a two-family attached dwelling with an accessory dwelling unit, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: December 2, 2025

PETITIONER

Hudson Yost

LOCATION

2315 Floyd Avenue

PURPOSE

The applicant is requesting a Special Use Permit to authorize a two-family dwelling with a detached accessory dwelling unit, within an R-6 Single-Family Attached Residential District. Accessory dwelling units are not a permitted accessory uses to two-family dwellings within the R-6 district. A Special Use Permit is therefore required.

RECOMMENDATION

Staff finds that the proposed use aligns with the Master Plan recommendations for Neighborhood Mixed Use land use. Duplexes are listed as an appropriate Primary Use.

Staff finds that the proposed use is supported by Objective 14.5, to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes...”. The proposed dwelling unit accessory to an existing duplex is a creative way to increase diverse housing types and income levels into the Fan neighborhood which is already a very walkable area with multiple transit options.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

FINDINGS OF FACT

Site Description

The property is located in the Fan neighborhood on the 2300 block of Floyd Avenue between North Stafford Avenue and Strawberry Street. The property is currently a 4,404 sq. ft., (.10 acre), improved parcel of land.

Proposed Use of the Property

The proposed use is a two-family attached dwelling with an accessory dwelling unit. The proposed density of the parcel is 3 units upon .10 acres, or 30 units per acre.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as "Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Ground Floor: Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Zoning and Ordinance Conditions

The current zoning for this property is R-6 Single-Family Attached Residential. The proposal is to construct an accessory structure with first floor garage and first and second floor dwelling unit. Accessory dwelling units are not permitted as accessory uses to a two-family dwelling in the R-6 zoning district.

The special use permit would impose conditions on the property, including:

- The Special Use of the Property shall be as a two-family attached dwelling with an accessory dwelling unit, substantially as shown on the Plans.
- No less than two off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

- All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

Surrounding Area

All adjacent and nearby properties are located within the same R-6 zone. The area is primarily single family residential, with some two-family residential, small multi-family, and institutional uses present in the vicinity.

Neighborhood Participation

Staff notified area residents and the Fan District Association of the proposed Special Use Permit. To this date, staff has not received any letters of support, nor opposition, for this application.

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